



47 Harrier Way, Norton Canes, Cannock, Staffordshire,
WS11 9AR



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Cannock, Staffordshire, WS11 9AR**

£94,000

40% SHARE - NO CHAIN

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulous opportunity to get on the housing ladder with this 40% shared ownership property coming onto the market with no chain. Situated at the edge of this popular residential new build estate occupying a wonderful corner plot position overlooking a green to the front and the children's play park just a stone's throw away. This well built modern three bedroom semi detached home comprises in brief an entrance hall, lounge, kitchen, utility, guests cloakroom, three very good sized first floor bedrooms, bathroom, fore and rear gardens and parking for two cars. An early viewing is considered essential to fully appreciate the space available.



ENTRANCE HALL

approached via a composite UPVC opaque glazed front entrance door and having stairs to first floor, ceiling light point, smoke detector and radiator.

LOUNGE

4.30m x 3.70m (14' 1" x 12' 2") having feature modern wood panelling to one wall, ceiling light point, UPVC double glazed window to front and radiator.

KITCHEN

4.20m x 3.60m (13' 9" x 11' 10") having modern off white high gloss base units with roll top work surface above, inset sink and drainer with mixer tap, inset electric hob with overhead extractor and oven below, space for free-standing fridge/freezer, light wood effect flooring, UPVC double glazed window to rear, composite UPVC opaque double glazed door to rear garden, ceiling light point, extractor fan, radiator, under stairs storage cupboard with power for tumble dryer if needed and an opening leads through to:

UTILITY AREA

having matching roll top work surface to that in the kitchen, matching off white high gloss base and wall mounted units, space and plumbing for washing machine, ceiling light point and radiator.

GUESTS CLOAKROOM

having a continuation of the light wood effect flooring, white suite comprising pedestal wash hand basin with contemporary splashback tiling and low level W.C., radiator, ceiling light point and extractor fan.

FIRST FLOOR LANDING

having ceiling light point, smoke detector, loft access hatch and doors leading off to further accommodation.



BEDROOM ONE

3.80m x 2.70m (12' 6" x 8' 10") having UPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM TWO

4.60m x 2.20m (15' 1" x 7' 3") having UPVC double glazed window to front, ceiling light point and radiator.

BEDROOM THREE

3.60m max (2.00m min) x 2.50m max (1.50m min) (11' 10" max 6'7" min x 8' 2" max 4'11" min) an 'L' shaped room having UPVC double glazed window to front, ceiling light point, radiator and over stairs cupboard.

BATHROOM

having tile effect flooring, contemporary tiled splashbacks, white suite comprising pedestal wash hand basin, low level W.C. and panelled bath with mains plumbed shower fitment over, UPVC opaque double glazed window to rear, extractor fan, ceiling light point, wall mounted shaver socket and storage cupboard.



OUTSIDE

The property is set back from the road behind a lovely foregarden with mature plants and shrubs and a paved path leads to the front door and to the side access. There is a tarmac driveway to the side of the property providing parking for two cars with the potential to be extended if required. To the rear of the property is a fence enclosed garden having a small patio area and paved pathway, and is mainly laid to lawn.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

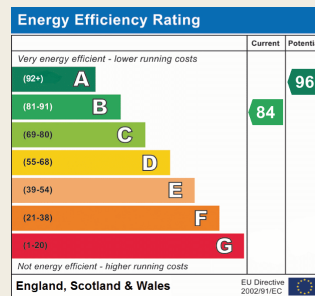


LEASE TERMS

Leasehold property; term start date - 125 years from 1 December 2020.

The property is being sold on a 40% shared ownership basis with 60% rent being payable to Cerris Homes at £415.90 per month including buildings insurance and management fees.

Please note any prospective purchaser will need to complete an eligibility application form and an affordability assessment. Please speak to the Agent for further details on 01543 670055



TENURE

Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

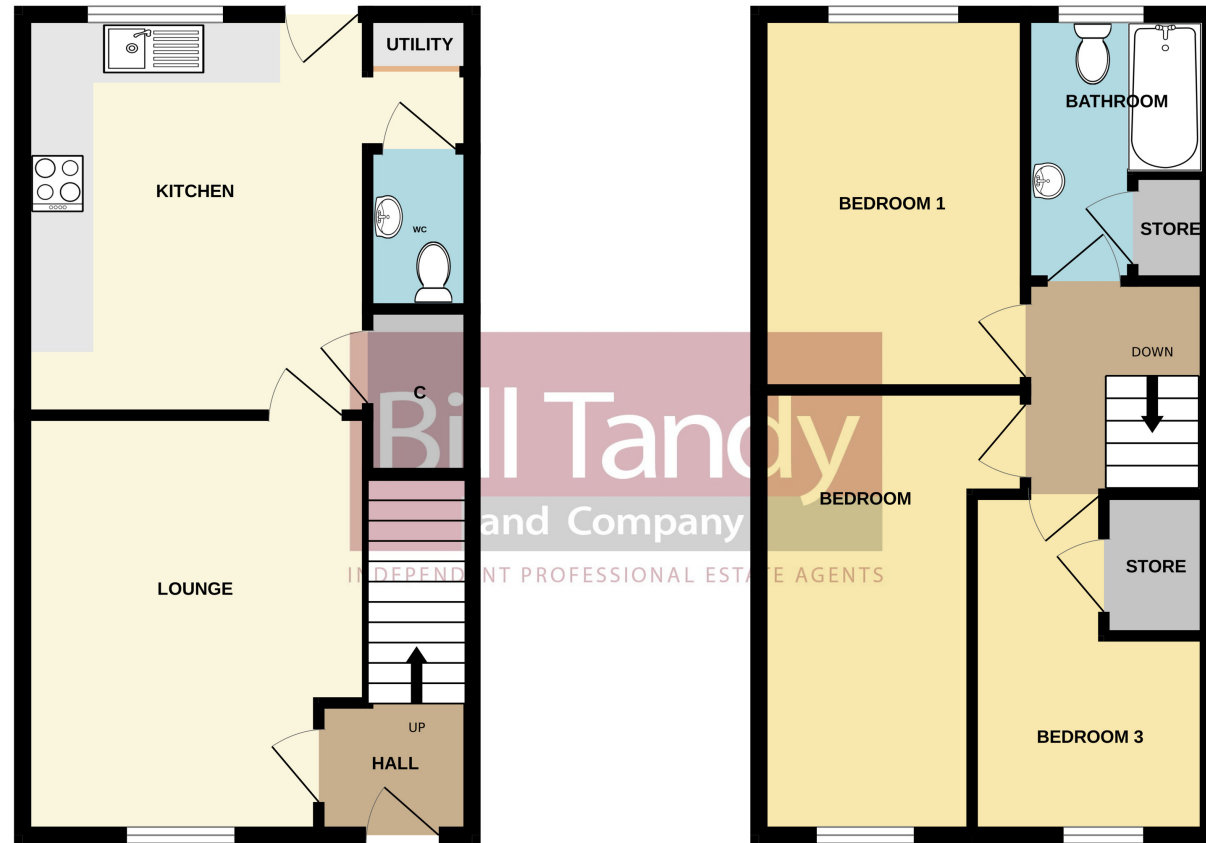
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS